

**PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES**

JANUARY 17, 2006

MEMBERS PRESENT: Emery Zahner, Lori Spielman (arr. 6:45), Bob Hoffman (left 9:06) and Alternates James Prichard and Carol Strom

MEMBERS ABSENT: Arlo Hoffman, Cliff Aucter, Geri Kupecky and Alternate Joe Wehr

STAFF PRESENT: Robert A. Phillips, Town Planner and Reanna Goodreau, Recording Secretary

I. CALL TO ORDER:

Chairman Zahner called the Planning & Zoning Commission (PZC) meeting to order at 6:39 PM at the Ellington Town Hall Annex Meeting Room, 57 Main Street, Ellington, CT.

II. UNFINISHED BUSINESS:

1. Reorganization and Clarification of Contradictions and Redundancies in Current Zoning Regulations

Bruce Hoben, Planimetrics, explained that he made changes in the regulations in order to better organize them and remove any redundancies or contradictions. He stated that he did not make any policy changes. Mr. Hoben explained that he put all residential information at the beginning of the regulations. He then reviewed the tables with the commission. Mr. Hoben stated he would make changes based on the discussion with the commission.

2. Land Use Permit Fee Modifications

Rob Phillips reviewed the proposed fee schedule with the commission. He stated that he also made a change to better explain when a zoning permit was required, since it was in the same section as fees. Mr. Phillips asked the commission if they would like a waiver provision, what the fee should be for commercial and industrial zoning permits and how to handle modifications to subdivision approvals. The commission requested that staff propose a fee schedule for those items for their review and to also have the Town Attorney review the fee schedule.

3. Propose Schedule and Process on Plan of Conservation and Development Updates

Mr. Hoben explained that the Board of Finance allocated money for the Plan of Conservation and Development update. He noted that he met with First Selectman Stupinski, who stated the he would bring the revised agreement to the Board of Selectmen meeting in February in order to have it signed. Mr. Hoben handed out a schedule and stated that he would like to see this update completed and ready for adoption by April 2007. He asked that the commission think about how the committee would be set up. The commission decided that they would like the full board to be

involved and have the various commissions supply input. Mr. Hoben stated that he would like to meet in February to discuss the scope and timing and then have the first meeting in April.

BY CONSENSUS, THE COMMISSION AGREED TO HOLD A SPECIAL MEETING AT THE BEGINNING OF FEBRUARY IN ORDER TO ADDRESS THIS ITEM.

III. ADJOURNMENT:

MOVED (SPIELMAN), SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO ADJOURN THE SPECIAL MEETING AT 9:22 PM.

Respectfully Submitted,

Reanna Goodreau
Recording Secretary